



**KU-RING-GAI PLANNING PANEL  
TO BE HELD ON WEDNESDAY, 27 MAY 2009 AT 6.00PM  
Greenhalgh Auditorium  
University of Technology  
Ku-ring-gai Campus, 100 Eton Road, Lindfield**

**A G E N D A**

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NOTE: For Full Details, See Council's Website –  
[www.kmc.nsw.gov.au](http://www.kmc.nsw.gov.au) under the link to business papers

**APOLOGIES**

**DECLARATIONS OF INTEREST**

**CONFIRMATION OF REPORTS TO BE CONSIDERED IN CLOSED MEETING**

**ADDRESSES TO THE PANEL**

**DOCUMENTS CIRCULATED TO THE PANEL**

**CONFIRMATION OF MINUTES**

**Minutes of Ku-ring-gai Planning Panel**

File: S06347

Meeting held 13 May 2009

Minutes numbered PP10 to PP12

## MINUTES FROM THE CHAIRPERSON

### PETITIONS

### GENERAL BUSINESS

#### GB.1 **Consideration of Draft Ku-ring-gai Local Environmental Plan (Town Centres) 2008 Final Report**

File: S06523

To enable the Ku-ring-gai Planning Panel to consider the draft Ku-ring-gai Local Environmental Plan (Town Centres) 2008 following the formal exhibition period.

#### **Recommendation:**

- A. That the Ku-ring-gai Planning Panel adopts the revised draft *Ku-ring-gai Local Environmental Plan (Town Centres) 2008* as it applies to the Ku-ring-gai Centres **attached** to this report including amendments as outlined in this report.
- B. That the Ku-ring-gai Planning Panel submit a copy of the revised draft *Ku-ring-gai Local Environmental Plan (Town Centres) 2008* to the Minister for Planning in accordance with section 69 of the *Environmental Planning and Assessment Act 1979*, requesting that the Plan be made.
- C. That in accordance with Section 70(1A) of the *Environmental Planning and Assessment Act, 1979* and consistent with the Director General's letter of 12 August 2008 providing the Planning Panel with written authorisation to exercise delegation, the Minister for Planning be requested to include reference to the listing of the "Ku-ring-gai sites" as appearing in *Schedule 2 Part 3A projects – specified sites of State Environmental Planning Policy (Major Projects) 2005* (the Major Projects SEPP) in Clause 1.9(2) of the written instrument, thereby displacing the Major Projects SEPP as it applies to the "Ku-ring-gai sites".
- D. That the Planning Panel request that the Minister for Planning amend the draft Local Environmental Plan under section 70 (IA) of the *Environmental Planning and Assessment Act 1979*, by inserting the same clause as Clause 1.9A in the Liverpool 2008 *Suspension of Covenants, Agreements and Instruments* into the draft Ku-ring-gai Local Environmental Plan (Town Centres) 2008.
- E. That delegation be granted to the General Manager, Ku-ring-gai Council, in consultation with the Chair of the Ku-ring-gai Planning Panel, to make all necessary corrections and amendments to the revised draft *Ku-ring-gai Local Environmental Plan (Town Centres) 2008* for drafting inconsistencies, or minor amendments as

necessary to ensure consistency with NSW Standard Order Template and Department of Planning policy.

- F. That the Ku-ring-gai Planning Panel refers the additional potential heritage items identified by Paul Davies Pty Ltd in their Ku-ring-gai Town Centres Heritage Conservation Area Review to Ku-ring-gai Council for consideration in the preparation of the comprehensive Ku-ring-gai Local Environmental Plan.
- G. That the Ku-ring-gai Planning Panel refers the recommendations contained in the report relating to development control plan matters to Ku-ring-gai Council for consideration in the preparation of the Ku-ring-gai Town Centres Development Control Plan.
- H. That:
1. The following properties be deferred from the draft LEP in accordance with Section 68(5) of the *Environmental Planning and Assessment Act, 1979*:
    - 1456A, 1454, 1448, 1446A, and 1444B Pacific Highway Turramurra
    - 1, 3-15 Lamond Drive Turramurra
    - 1456, 1452, 1450 and 1426 Pacific Highway and 2, 4 and 8 Lamond Drive Turramurra
    - 2,4 4A, 4B and 6 Finlay Road, Turramurra
  2. These sites be re-exhibited with the following draft LEP provisions:
    - Zone R4 – Residential high density;
    - Maximum building height of 23.5m (7 storeys)
    - Maximum FSR of 1.0:1
  3. A report be brought back to the Panel following public exhibition for consideration and finalising of the deferred matters.
- I. That:
1. The following properties be deferred from the draft LEP in accordance with Section 68(5) of the EP&A Act:
    - 1, 3, 5, 7, 9 Russell Avenue and 4, 6, 8, 10 Middle Harbour Road, Lindfield
  2. These sites be re-exhibited with the following provisions:
    - 1, 3, 5, 7, 9 Russell Avenue
      - Zone R4 – Residential high density;
      - Maximum building height of 17.5m (5 storeys)
      - Maximum FSR of 1.3:1
    - 4, 6, 8, 10 Middle Harbour Road, Lindfield
      - Zone R3 – Residential medium density;
      - Maximum building height of 11.5 m (3 storeys )
      - Maximum FSR of 0.8:1

